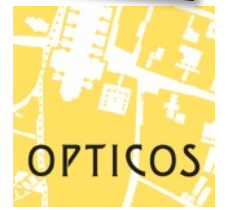


City of Campbell, CA Residential Design Standards Update

- Developer Workshop
- September 28, 2022





Developer Workshop

Agenda

- **Introductions**
Purpose of Workshop
10 minutes
City staff
- **Overview of Approach and Key Standards**
20 minutes
Opticos Design
- **Applying the Initial Standards**
(Breakout group activity)
1 hour
- **Report out on Observations**
20 minutes



Introduction and Purpose of Workshop

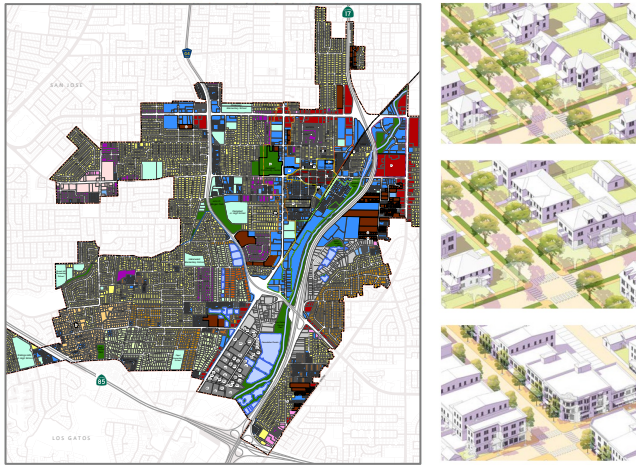
- Introduce the approach to Campbell's residential design standards
- Receive early feedback on initial key standards
- Establish dialogue with users of the standards



Overview and Approach and Key Standards

- A toolkit of standards to choose from
- Zone standards
- Supplemental standards
- Initial key standards for today's breakout group activity

A Toolkit of Design Standards to Choose From



Title X: Objective Design and
Development Standards

February 17, 2021



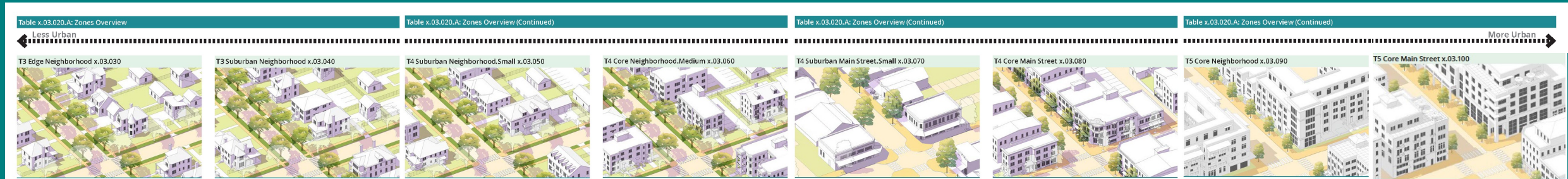
- Preamble
- Ch 1 Introduction / Applicability
- Ch 2 Palette of Zones
- Ch 3 Zone Standards
- Ch 4 Specific to Uses
- Ch 5 General Standards
- Ch 6 Specific to Buildings
- Ch 7 Specific to Frontages
- Ch 8 Specific to Architecture
- Ch 9 Specific to Signage
- Ch 10 Specific to Large Sites
- Ch 11 Administration
- Ch 12 Definitions

Select only the
content that
Campbell
wants

Zones Address a Wide Range of Intensity

← Lower-intensity 2 to 4-story Zones

Higher-intensity 4 to 6+ story Zones →



The standards are prepared to generate your intended physical character, 1 building at a time

T4 Neighborhood Medium (T4N.M) Standards

x.03.060 T4 Neighborhood Medium (T4N.M)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

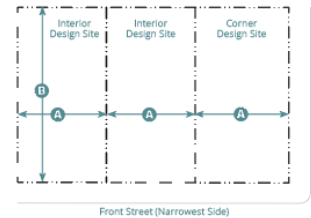
Primarily House-Scale Buildings	Carriage House, House, Neighborhood
Primarily Detached Buildings	Townhouse, and Multiplex
Medium-to-Large Building Footprint	
Small Front Setbacks	Porch Projecting, Porch Engaged,
Small Side Setbacks	Dooryard, and Stoop Frontage Types;
Up to 3.5 Stories without Bonus; up to 4 Stories with Bonus	Shopfront and Terrace Frontage Types in Open Sub-Zone

2. Sub-Zone(s)

T4N.M-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages within the same form and character of the base zone.

x.03.060: T4 Neighborhood Medium (T4N.M)

Zones



Key
--- ROW/ Design Site Line

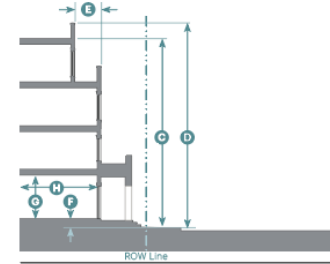
Building Types	Width A	Depth D	Standards
House-Scale			
Carriage House ¹	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Neighborhood Courtyard	70' min. ³	150' min.	x.06.110
Multiplex	75' min.	110' min.	x.06.130
Block-Scale			
None			

Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites).

² The Carriage House is not a primary building type.

³ For an L-shaped building: 100' min. for a U-shaped building



Key
--- ROW Line

Building Form	Without Bonus	With Bonus
Primary Building¹		
Stories	3.5 max.	4 max.
To Highest Eave/Parapet	34' max.	44' max.
Overall	50' max.	50' max.
10' min. stepback for 4th story; corner elements exempt		
Ground Floor Finish Level		
Residential	6' min. ³	
Non-Residential	6' max.	
Ground Floor Ceiling		
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)²	1 max.	
Footprint		
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)	
Depth, Ground-Floor Space	20' min. ³	

⁴ See Chapter 6 (Specific to Building Types) for refinements to massing and height standards.

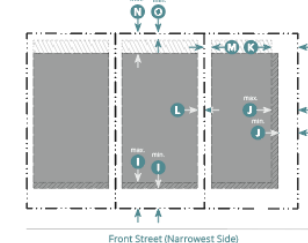
⁵ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁶ Shall be in compliance with Section x.xx.xxx (Campbell, Accessory Structure Standards)

⁷ For habitable/occupiable space only

Zones

x.03.060: T4 Neighborhood Medium (T4N.M)



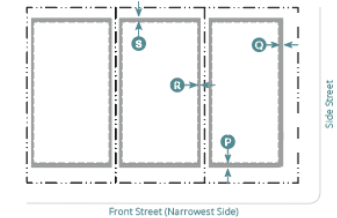
Key
--- ROW/ Design Site Line
--- Building Setback Line
--- Facade Zone

Building Placement	Setback (Distance from ROW/ Design Site Line) ¹
Front (Facade Zone)	
Interior Design Site	8' min.; 15' max.
Corner Design Site	8' min.; 15' max.
Side Street (Facade Zone)	
Primary Building	8' min.; 15' max.
Accessory Structure(s)	15' min.
Side	
Primary Building	5' min.
Accessory Structure(s)	5' min.
Rear	
Primary Building	15' min.
Accessory Structure(s)	5' min.
Building Facade	
Facade Zone	Front St. Side St.
Total length of facade defined by building and frontage type required within or abutting the facade zone	70% min. 60% min.

² Design sites with slopes $\geq 6\%$ shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).

³ All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

⁴ Design sites with slopes $\geq 6\%$ shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).



Key
--- ROW/ Design Site Line
--- Setback Line
--- Encroachment Area

Encroachments	Encroachments into Minimum Setbacks
Encroachment Type	Front P Side S Side R Rear S
Private Frontages	8' max. 8' max. X X
Architectural Features	2' max. 2' max. 1' max. 5' max.
Patio Covers	X X 1' max. 5' max.
Stairs/Ramps ¹	2' max. 2' max. 1' max. 5' max.
Decks (24" Tall Max.)	X 5' max. 5' max. 20' max.
Decks more than 24" above existing grade may not encroach	
Ramps providing ADA or FHA visibility are allowed within setbacks but shall not encroach within public ROWs.	
Fences, hedges, and other screen devices are allowed within setbacks as identified in Section x.05.020 (Screening).	
² No encroachment allowed for Accessory Structures	
³ Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.	

⁴ Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments, including the Gallery (x.07.120), on front and side street require 8' min. of vertical clearance.

Supplemental Standards: Building Types

Table x.06.030.A: Building Types Overview

		Zones								
		Specific Standards	T3		T4				T5	
			EN	SN	SN.S	CN.M	SMS.S	CMS	CN	CMS
House Scale										
Carriage House	x.06.040	P	P	P	P	P	P	X	X	
House	x.06.050	P	P	P	P	P	X	X	X	
Duplex Side-by-Side	x.06.060	P	P	X	X	X	X	X	X	
Duplex Stacked	x.06.070	X	X	P	X	X	X	X	X	
Cottage Court	x.06.080	X	P	P	X	X	X	X	X	
Fourplex	x.06.090	P	P	P	X	X	X	X	X	
Neighborhood Townhouse	x.06.100	X	P	P	X	P	X	X	X	
Neighborhood Courtyard	x.06.110	X	X	P	P	P	X	X	X	
Pocket Neighborhood	x.06.120	P	P	P	X	X	X	X	X	
Multiplex	x.06.130	X	X	P	P	P	P	P	X	
Block Scale										
Core Townhouse	x.06.140	X	X	X	X	X	P	P	X	
Core Courtyard	x.06.150	X	X	X	X	X	P	P	P	
Main Street Building	x.06.160	X	X	X	X	P	P	X	P	

Building Standards

x.06.100 Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse

February 17, 2021

1. Description

A small-sized, typically attached, House-Scale Building (up to four units side-by-side) with a rear setback. Each Neighborhood Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.

Synonym: Rowhouse

2. Number of Units

Units per Building 1 max. (up to 4 side-by-side)
Buildings per Design Site 1 max.

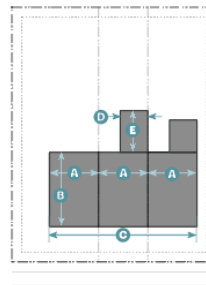
General Note: Photos on this page are illustrative, not regulatory.

City of Campbell Residential Design Standards 117

x.06.100: Neighborhood Townhouse

Specific to Building Types

Alley access required if alley exists



Front Street

Key
--- ROW/Design Site Line
--- Building Setback Line
■ Building

3. Building Size and Massing

Height	T3SN	T4SN.S	T4SM.S
Stories	2.5 max.		

Main Body ¹			
Width per Unit	24' min.; 30' max.	18' min.	A

Depth per Unit	40' max.	B
Width per Building	100' max.	120' max.

Width	14' max.
Depth	25' max.
Separation between Wings on Same Facade	15' min.

Offset from Main Body 5' min.

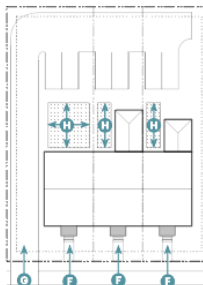
Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

¹ In compliance with Subsection 5 of the zone

² Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

118 City of Campbell Residential Design Standards

Alley access required if alley exists



Front Street

Key
--- ROW/Design Site Line
--- Building Setback Line
■ Frontage
□ Private Open Space

4. Pedestrian Access

Main Entrance Location Front Street F
Each unit shall have an individual entry facing a street.

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection 7 of the zone.

Parking may be covered, uncovered, or in a garage.

6. Open Space

Private Open Space
Width 8' min. H
Depth 8' min. H

Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

February 17, 2021

Specific to Building Types

x.06.100: Neighborhood Townhouse

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Main Body

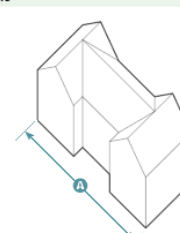
Number of Bays Flexible¹ A

Main Body Width Max. allowed by Subsection 3 of this building type

Wing(s)

Number of Bays Not Required

Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Main Body

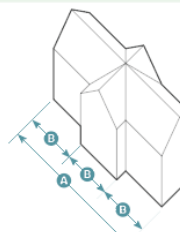
Number of Bays 3-4 bays¹ A

Main Body Width Max. allowed by Subsection 3 of this building type

Wing(s)

Number of Bays Not Required

Center Gable (1/3 + 1/3 + 1/3)



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

Main Body

Number of Bays 3-6 bays¹ A

Main Body Width Max. allowed by Subsection 3 of this building type

Massing Proportions 1/3 each B

Wing(s)

Number of Bays Not Required

¹ Required on facades along a street or civic space.

February 17, 2021

City of Campbell Residential Design Standards 119

Supplemental Standards: Frontage Types

Table x.07.030.A: Private Frontage Types Overview

Private Frontage Type	Specific Standards	Zones							
		T3		T4				T5	
		EN	SN	SN.S	CN.M	SMS.S	CMS	CN	CMS
Porch Projecting	x.07.040	P	P	P	P	P	X	P	X
Porch Engaged	x.07.050	P	P	P	P	P	X	P	X
Dooryard	x.07.060	P	P	P	P	O	O	P	X
Stoop	x.07.070	X	X	P	P	O	O	P	O
Forecourt	x.07.080	X	X	X	X	P	P	P	X
Maker Shopfront	x.07.090	X	X	X	X	O	O	X	O
Shopfront	x.07.100	X	X	O	O	P	P	O	P
Terrace	x.07.110	X	X	X	O	P	P	P	P
Gallery	x.07.120	X	X	X	X	P	P	X	P

Frontage Standards

Specific to Private Frontage Types

x.07.060 Dooryard



Example of a Dooryard



Example of a Dooryard



Example of a Dooryard

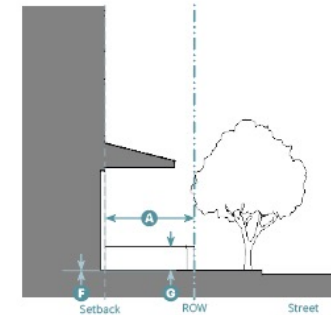
1. Description

The main facade of the building is set back from the front design site line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

General Note: Photos on this page are illustrative, not regulatory.

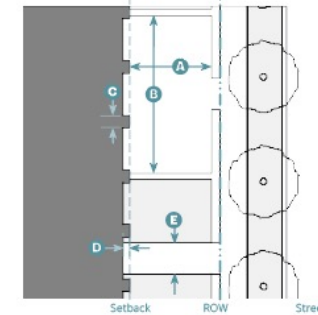
Specific to Private Frontage Types

x.07.060: Dooryard



Key

--- ROW/ Design Site Line --- Setback Line



2. Size

Depth, Clear	6' min.	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	3' max.	D
Pedestrian Access	3' wide min.	E
Finish Level above Sidewalk	12" max. ¹	F
Height of Dooryard Fence/Wall above Finish Level	36" max.	G




¹ Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous

For live/work, retail, service, and restaurant uses, the Shopfront Frontage Type (x.07.100) may be applied. Each Dooryard shall provide access to only one ground floor entry. The Dooryard is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone. Ramps are required to be integrated along the side of the building to connect with the Dooryard. The Dooryard shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.

Supplemental Standards: Large Sites



-  T3 Edge Neighborhood
-  T4 Suburban Neighborhood.Small
-  T4 Core Main Street

When?

- When lots exceed a length that may allow for a new street in response to existing context
- When lots are larger than few acres and may allow for new streets and blocks

The design process is built into the standards

- In order to comply with the intent of these standards, there are **6 required actions** to follow in this process

No.1 – Break Up the Super-Block

- **Divide development area to create smaller blocks and a network of interconnected streets**



No.2 – Add Streets & Civic Space

- **Introduce new streets**
- **Identify a % of the development area as new civic space. The % is calculated after subtracting street ROWs.**



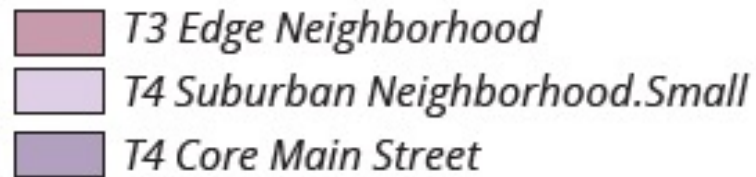
No.3 – Add Alleys & Determine Fronts, Sides, Rear

- **If rear vehicular access is preferred, introduce alleys to provide access to design sites and maintain a continuous streetscape without the interruption of driveways.**



No.4 – Add Zones to Each New Block

- **Apply zones to implement the intended physical character**



No.5 – Apply Design Sites to Each Block

- **For each block, select at least two building types from the allowable building types and introduce design sites within each block based on the required design site width and depth.**



No.6 – Apply Buildings & Frontages

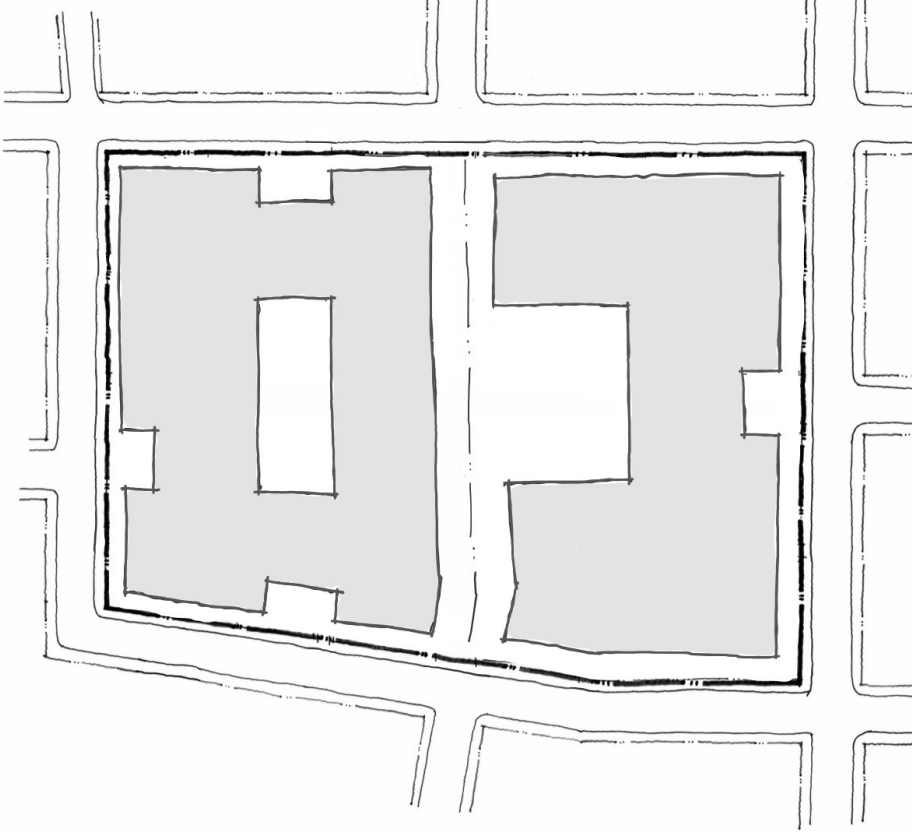
- Show the different building types in each block, and identify the selected frontage types for each design site

- | | |
|--------------------|---------------------------------|
| A House | D Neighborhood Courtyard |
| B Duplex | E Neighborhood Townhouse |
| C Multiplex | F Main Street Building |



Two Approaches: Very different outcomes

Outcome following the current approach



Outcome following the form-based approach



Initial Key Standards for Workshop:

Zones Overview

Zone Name:	T3 Neighborhood	T4 Neighborhood. Small	T4 Neighborhood. Medium	T4 Neighborhood. Large	T4 Main Street	T4 Main Street.Civic Blvd	T5 Neighborhood	T5 Main Street
Zone Abbreviation:	T3N	T4N.S	T4N.M	T4N.L	T4MS	T4MS.CB	T5N	T5MS
Overview								
Intent	A walkable neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.	A walkable neighborhood environment with small-to-medium footprint, low-to-moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.	A walkable neighborhood environment with medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.	A walkable neighborhood environment with large footprint, moderate-to-high-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services. ["Upper Missing Middle"]	A vibrant mixed-use, pedestrian-oriented street, lined with ground-level businesses with residential or office above. A land use mix that is oriented to and more sensitive to adjacent neighborhood areas. First floor commercial space is required.	Mixed-use development pattern that includes a combination of "freestanding" office, residential and commercial development.	A walkable neighborhood environment of large footprint, high-intensity housing choices supporting and within short walking distance of neighborhood-serving retail and services.	A walkable, vibrant district of large footprint, high-intensity mixed-use buildings and housing choices supporting ground floor retail, food and services.
Sub-Zone(s)	T3N-O	T4N.S-O		T4N.L-O	T4MS-O		T5N-O	T5MS-O
	The open sub-zone allows more uses within the same form and character of the base zone.	The open sub-zone allows more uses and additional frontage and building types within the same form and character of the base zone.		The open sub-zone allows more uses and additional frontages within the same form and character of the base zone.	The open sub-zone allows more uses and additional building types within the same form and character of the base zone.		The open sub-zone allows more uses within the same form and character of the base zone.	The open sub-zone allows more uses within the same form and character of the base zone.
Draft GP Land Use(s) Implemented	<ul style="list-style-type: none"> LMDR (8-16 du/ac) PO-MU (8-16 du/ac)[†] 	<ul style="list-style-type: none"> MDR (18-25 du/ac) N-MU (18-25 du/ac)[†] 	<ul style="list-style-type: none"> HDR (≤45 du/ac) 	<ul style="list-style-type: none"> HDR (≤45 du/ac) GC-MU (≤33 du/ac)[†] 	<ul style="list-style-type: none"> CBD-MU (26-33 du/ac) HD-MU (≤45 du/ac) GC-MU (≤33 du/ac)[†] 	<ul style="list-style-type: none"> TO-MU (≤75 du/ac) [WBMP Area 1] CC-MU (≤60 du/ac) [WBMP Area 3] CBD-MU (26-33 du/ac) [WBMP Area 3] HDR (≤45 du/ac) [WBMP Area 3] 	<ul style="list-style-type: none"> HDR (≤45 du/ac) CC-MU (≤60 du/ac)[†] 	<ul style="list-style-type: none"> TO-MU (≤75 du/ac) CC-MU (≤60 du/ac)
Area Plan(s) Implemented	<ul style="list-style-type: none"> STANP 	<ul style="list-style-type: none"> STANP 	<ul style="list-style-type: none"> STANP 		<ul style="list-style-type: none"> DDP WBMP Area 2 ECAMP[†] SOCA Sub-Area 3[†] NOCA[†] 	<ul style="list-style-type: none"> WBMP Areas 1 + 3 	<ul style="list-style-type: none"> SOCA Sub-Area 2 SOCA Sub-Area 3[†] 	<ul style="list-style-type: none"> SOCA Sub-Area 1

[†] Applicable to open sub-zone only

Initial Key Standards for Workshop: Building Form

Zone Name:		T3 Neighborhood	T4 Neighborhood. Small	T4 Neighborhood. Medium	T4 Neighborhood. Large	T4 Main Street	T4 Main Street.Civic Blvd	T5 Neighborhood	T5 Main Street
Zone Abbreviation:		T3N	T4N.S	T4N.M	T4N.L	T4MS	T4MS.CB	T5N	T5MS
Building Types									
House Scale	House Large	X	X	X					
	House Small	X	X	X					
	Duplex Side-by-Side	X	X	X					
	Duplex Stacked	X	X	X					
	Cottage Court	X							
	Fourplex		X	X	X				
	Multiplex				X				
	Townhouse Neighborhood	X	X	X	X		[Regulate without building types]		
Block Scale	Courtyard Building Neighborhood		X	X	X				
	Pocket Neighborhood	X	X	X					
	Townhouse Core		X†		X				
	Courtyard Building Core				X				
	Main Street Building		X†		X†				
Building Form									
Height									
Main Building	Stories	2.5 max.	2.5 max.	3 max.	3 max.	3.5 max.*	4 max.	5 max.	6 max.
	Overall	35' max.**	35' max.**	40' max.**	40' max.	45' max.	55' max.	55' max.	65' max.
Ground Floor Ceiling Height	Residential	9' min.	9' min.	9' min.	9' min.	15' min.	15' min.	9' min.	15' min.
	Non-Residential	N/A	14' min.	12' min.	12' min.	15' min.	15' min.	12' min.	15' min.
Footprint									
Width max. per building						120'	200'	250'	400'
Depth max. per building				[By building type]		160'	250'	275'	450'
Footprint max. per building						10,000 sf	25,000 sf	48,000 sf	96,000 sf

† Applicable to open sub-zone only

* 3.0 stories within Winchester Boulevard Master Plan Area 2

** 28' within the San Tomas Area Neighborhood Plan

Initial Key Standards for Workshop: Building Placement + Adjacency Tools

Zone Name:	T3 Neighborhood	T4 Neighborhood. Small	T4 Neighborhood. Medium	T4 Neighborhood. Large	T4 Main Street	T4 Main Street.Civic Blvd	T5 Neighborhood	T5 Main Street
Zone Abbreviation:	T3N	T4N.S	T4N.M	T4N.L	T4MS	T4MS.CB	T5N	T5MS
Building Placement								
Setback (Distance from ROW/Bldg Site Line or Streetscape Treatment)								
Front	15' min.; 20' max.	15' min.; 20' max.	15' min.; 20' max.	15' min.; 20' max.	0' min.*; 10' max.	7' min.; 15' max.	5' min.; 12' max.	0' min.; 5' max.
Side Street	12' min.; 20' max.	12' min.; 20' max.	12' min.; 20' max.	12' min.; 20' max.	0' min.*; 10' max.	7' min.; 15' max.	5' min.; 12' max.	0' min.; 5' max.
Side	Greater of 5' or Height/2 min.	Greater of 5' or Height/2 min.	Greater of 5' or Height/2 min.	Greater of 5' or Height/2 min.	0' min.	10' min.	Greater of 5' or Height/2 min.	0' min.
Rear	Greater of 5' or Height/2 min.	Greater of 5' or Height/2 min.	Greater of 5' or Height/2 min.	Greater of 5' or Height/2 min.	0' min.**	Greater of 8' or Height x 2 min.	Greater of 5' or Height/2 min.	0' min.
Lot Coverage	40% max.	40% max.	50% max.	60% max.	No max.	No max.	60% max.	No max.
FAR Max.	Non-Residential Only	0.5 max.	0.55 max.	0.55 max.	0.55 max.	1.25 max.; 1.5 max. in ECAMP and WBMP	1.5 max.	0.55
	Total	N/A	N/A	N/A	N/A	2.25 max.; 2.5 max. in ECAMP	2.5 max.	3.0 max.
							3.5 max	
Adjacency Tools: Abutting Single-Family Residential Zone, T3N, T4N.S, or Historic Resource								
Setback (Distance from ROW/Bldg Site Line)								
Rear	N/A	N/A	N/A	N/A	Greater of 5' or Height/2 min.**	Greater of 8' or Height x 2 min.	Greater of 5' or Height/2 min.	Greater of 5' or Height/2 min.
House-Form Massing Requirement Within Rear 1/3 of Lot								
Wing(s) required, min. (35' wide max., 3-story max.)	N/A	N/A	N/A	N/A	1 per 50' of bldg width beyond 75'	1 per 50' of bldg width beyond 75'	1 per 50' of bldg width beyond 75'	1 per 50' of bldg width beyond 75'
Wing separation	N/A	N/A	N/A	N/A	10' min.	10' min.	10' min.	10' min.
* 5' min. setback required in Winchester Boulevard Master Plan Area 2. Where adjacent to ROW, this setback shall be paved as an extension of the sidewalk.								
** Minimum rear setbacks shall be modified as follows (most restrictive standard applies): Within Winchester Boulevard Master Plan Area 2: Greater of 8' or twice the building height at the setback line. Abutting T5MS, T5N, or railroad ROW: 10'.								
† Applicable to open sub-zone only								

Initial Key Standards for Workshop: Frontages + Parking

Zone Name:		T3 Neighborhood	T4 Neighborhood. Small	T4 Neighborhood. Medium	T4 Neighborhood. Large	T4 Main Street	T4 Main Street.Civic Blvd	T5 Neighborhood	T5 Main Street
Zone Abbreviation:		T3N	T4N.S	T4N.M	T4N.L	T4MS	T4MS.CB	T5N	T5MS
Frontage Types									
Porch Projecting		X	X	X	X	X†		X	
Porch Engaged		X	X	X	X	X†		X	
Dooryard		X	X	X	X	X	X	X	X
Stoop		X	X	X	X	X†		X	
Forecourt			X	X	X	X	X	X	X
Recessed Entry			X††	X††	X††		X	X	
Maker Shopfront			X†			X†			X
Shopfront			X†			X	X		X
Gallery			X†			X	X		
Arcade									X
Required Parking									
Minimum Required Vehicle Spaces: Walkable Areas									
Non-Residential Uses		1 per 1,000 sf above first 1,000	1 per 1,000 sf above first 3,000†	1 per 1,000 sf above first 1,000	1 min. 1,000 sf above first 3,000†	1.5 per 1,000 sf above first 5,000	1.5 per 1,000 sf above first 5,000	1.5 per 1,000 sf above first 1,500	1.5 per 1,000 sf above first 5,000
Residential Uses (per unit)	Studio or 1 Bedroom	1	1	1	1	1	1	1	1
	2 to 3 Bedrooms	2	2	2	2	2	2	2	2
	4+ Bedrooms	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Minimum Required Vehicle Spaces: Auto-Dependent Areas									
Non-Residential Uses		1 per 225 sf	1 per 225 sf	1 per 225 sf	1 per 225 sf	1 per 225 sf	1 per 225 sf	1 per 225 sf	1 per 225 sf
Residential Uses (per unit)	Studio or 1 Bedroom	2 (1 covered)	2 (1 covered)	2 (1 covered)	2 covered + 0.5 guest	2 covered + 0.5 guest	2 covered + 0.5 guest	2 covered + 0.5 guest	2 covered + 0.5 guest
	2 or More Bedrooms	2 (1 covered)	2 (1 covered)	2 (1 covered)	2.5 covered + 0.5 guest	2.5 covered + 0.5 guest	2.5 covered + 0.5 guest	2.5 covered + 0.5 guest	2.5 covered + 0.5 guest
Minimum Required Bicycle Spaces									
Non-Residential Uses		1 per 2,500 sf	1 per 2,500 sf	1 per 2,500 sf	1 per 2,500 sf	1 per 2,500 sf	1 per 2,500 sf	1 per 2,500 sf	1 per 2,500 sf
Residential Uses (per unit)	Studio or 1 Bedroom	1	1	1	1	1	1	1	1
	2 or More Bedrooms	2	2	2	2	2	2	2	2

† Applicable to open sub-zone only

†† Side street frontage only

Initial Key Standards for Workshop: Frontages + Parking

Applying the Initial Key Standards



621 E Campbell Ave



2415 S Winchester Blvd

Breakout Group Activity

Applying the Initial Key Standards



621 E Campbell Ave



2415 S Winchester Blvd